

**UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF VIRGINIA  
Alexandria Division**

In re: CANDACE RENEE HAMMOND-HOPKINS,

CASE NO. 23-10001-BFK

Debtor,

CHAPTER 13

VIRGINIA HOUSING DEVELOPMENT AUTHORITY,

Movant,

vs.

CANDACE RENEE HAMMOND-HOPKINS,  
and  
JACQUELINE TILLERY,  
and  
THOMAS P. GORMAN, TRUSTEE,

Respondents.

**ORDER WITHDRAWING MOTION FOR RELIEF FROM STAY  
AND MOTION FOR RELIEF FROM CO-DEBTOR STAY**

This matter came upon the motion of VIRGINIA HOUSING DEVELOPMENT  
AUTHORITY for leave to withdraw its Motion for Relief from Stay and Motion for Relief from  
Co-Debtor Stay filed on February 3, 2025 as Docket Number 37 with respect to the real property  
located at **4653 Hummingbird Lane, Fairfax, Virginia 22033** and more particularly described  
as follows:

Unit 167, Phase 8, Section 2, WILLOW OAKS AT FAIR LAKES CONDOMINIUM,  
and the limited common elements thereto, as duly created in the Declaration recorded in

**James A. Evans (VSB #04441)**  
**JAMES A. EVANS, ATTORNEY AT LAW, PLC**  
**Counsel for Movant**  
**2101 Parks Avenue, Suite 301**  
**Virginia Beach, Virginia 23451-4183**  
**(757) 437-9500**  
**james.evans@vblawyers.com**

Deed Book 16786, at page 61, amended and restated in Deed Book 17302, at page 529, amended in Deed Book 17364, at page 960; and in Deed Book 17531, at page 979, and as further amended in Deed Book 17546, at page 807 among the land records of Fairfax County, Virginia.

And it appearing to the Court from representations of counsel for Movant and counsel for the Debtor that the Debtor has brought her mortgage loan account current post-petition and has paid all fees and costs associated with this instant action thus rendering Movant's motions moot.

Upon consideration whereof, it is **ORDERED** that the motion for leave to withdraw is granted and Movant's Motion for Relief from Stay and Motion for Relief from Co-Debtor Stay filed on February 3, 2025 as Docket Number 37 is hereby withdrawn without prejudice.

Alexandria, Virginia

Apr 24 2025

/s/ Brian F Kenney

United States Bankruptcy Judge

**WE ASKED FOR THIS:**

Entered On Docket: Apr 24 2025

/s/ James A. Evans

James A. Evans, Esquire (VSB #04441)  
Counsel for Movant  
2101 Parks Avenue, Suite 301  
Virginia Beach, Virginia 23451-4183  
(757) 437-9500

/s/ Daniel M. Press by James A. Evans with permission given via email on 4/23/2025

Daniel M. Press, Esquire (VSB #37123)  
Counsel for Debtor  
6718 Whittier Avenue, Suite 200  
McLean, Virginia 22101  
(703) 734-3800

**SEEN and NO OBJECTION:**

/s/ Thomas P. Gorman by James A. Evans with permission given via email on 4/23/2025

Thomas P. Gorman, Trustee  
1414 Prince Street, Suite 202  
Alexandria, Virginia 22314  
(703) 836-2226

**Local Rule 9022-1(C) Certification**

The foregoing Consent Order was endorsed by and/or served upon all necessary parties pursuant to Local Rule 9022-1(C).

/s/ James A. Evans  
James A. Evans (VSB #04441)

**James A. Evans (VSB #04441)**  
**JAMES A. EVANS, ATTORNEY AT LAW, PLC**  
**Counsel for Movant**  
**2101 Parks Avenue, Suite 301**  
**Virginia Beach, Virginia 23451-4183**  
**(757) 437-9500**  
**james.evans@vblawyers.com**

**PARTIES TO RECEIVE COPIES:**

James A. Evans, Esquire  
2101 Parks Avenue, Suite 301  
Virginia Beach, Virginia 23451-4183

Daniel M. Press, Esquire  
6718 Whittier Avenue, Suite 200  
McLean, Virginia 22101

Candace Renee Hammond-Hopkins  
4653 Hummingbird Lane  
Fairfax, Virginia 22033

Jacqueline Tillery  
4653 Hummingbird Lane  
Fairfax, Virginia 22033

Thomas P. Gorman, Trustee  
1414 Prince Street, Suite 202  
Alexandria, Virginia 22314

In re:  
Candace Renee Hammond-Hopkins  
Debtor

Case No. 23-10001-BFK  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0422-9  
Date Rcvd: Apr 24, 2025

User: LilianPal  
Form ID: pdford1

Page 1 of 2  
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Apr 26, 2025:

Recip ID	Recipient Name and Address
db	+ Candace Renee Hammond-Hopkins, 4653 Hummingbird Ln, Fairfax, VA 22033-3745

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
*+		Candace Renee Hammond-Hopkins, 4653 Hummingbird Lane, Fairfax, VA 22033-3745

TOTAL: 0 Undeliverable, 1 Duplicate, 0 Out of date forwarding address

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Apr 26, 2025

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 24, 2025 at the address(es) listed below:

Name	Email Address
Daniel M. Press	on behalf of Debtor Candace Renee Hammond-Hopkins dpress@chung-press.com pressdm@gmail.com;danpress@recap.email
James A. Evans	on behalf of Creditor Virginia Housing Development Authority james.evans@vblawyers.com marisa.patterson@vblawyers.com;greg.mccracken@vblawyers.com
Matthew W. Cheney	ustpregion04.ax.ecf@usdoj.gov
Sara A. John	on behalf of Creditor Capital One Auto Finance a Division of Capital One, N.A. sara_john@eppspc.com
Thomas P. Gorman	

District/off: 0422-9

User: LilianPal

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Date Rcvd: Apr 24, 2025

Form ID: pdford1

Total Noticed: 1

ch13alex@gmail.com tgorman26@gmail.com

TOTAL: 5